mail

This instrument prepared by:
Sam M. Balthrop, Atty.
BALTHROP AND PERRY
An Association of Attorneys
102 Frey Street, P.O. Box 82
Ashland City, TN 37015

Southeast Builders Group, a
Tennessee general partnership

TO:

James A. Kohler and wife,
Ann D. Kohler
1664 Liberty Hill Drive
Madison, Tennessee 37115

MAP: 42 - 8

PARCEL: 157

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Southeast Builders Group, a Tennessee general partnership, Grantor herein; has bargained and sold and by these presents does convey unto James A. Kohler and wife, Ann D. Kohler, Grantees herein, their heirs and assigns the following described property:

> LAND in Davidson County, Tennessee, being Lot No. 39, on the Plan of Heritage View Subdivision, Section Two, as shown on plat of record in Plat Book 7900, page 37, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> AND BEING a portion of the same property conveyed to Southeast Builders Group, by deed of record in Book 8592, page 435, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to the lien for 1994 Davidson County land taxes which have been prorated and payment of which is assumed by Grantees herein; to a deed of dedication for water lines of record in Book 8192, page 229; deeds of conveyance to Metropolitan Government of Nashville and Davidson County for water and/or sewer distribution system of record in Book 8204, page 210 and Book 8855, page 670; easements to Metropolitan Government of Nashville and Davidson County as set forth in instrument recorded in Book 7814, page 344; right-of-way agreement for pipelines of record in Book 1939, page 555; restrictions and easements as contained in Book 7778, page 461, Book 8076, page 147 and Book 8592, page 433; restrictions, easements and building setbacks shown on Plat recorded in Book 7900, page 37, all recorded in the Register's Office for Davidson County, Tennessee.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs and assigns forever. Southeast

Builders Group, a Tennessee general partnership, does covenant with Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that it is unencumbered unless otherwise herein set forth. It does further covenant and bind itself and it successors and representatives to warrant and forever defend the title unto said real property unto the Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Southeast Builders Group, has caused this instrument to be executed by its duly authorized officer, this the 2nd day of September, 1994.

SOUTHEAST BUILDERS GROUP,
a Tennessee general partnership

BY: Kenneth Victory
Kenneth Victory,
a General Partner

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, KENNETH VICTORY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a General Partner of Southeast Builders Group, a Tennessee general partnership, the within named bargainor, and that he as such General Partner executed the foregoing instrument for the purposes therein contained by signing as such General Partner. WITNESS my hand, at office this the 2nd day of September, 1994.

Glenda Albright
NOTARY PUBLIC

My Commission Expires: 7-25-98

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $11,000.00.

Sam M. Balthrop, agent for grantee
~~James A. Kohler~~, Grantee
Sam M. Balthrop, agent

SWORN to and subscribed before me this the 8th day of September, 1994.

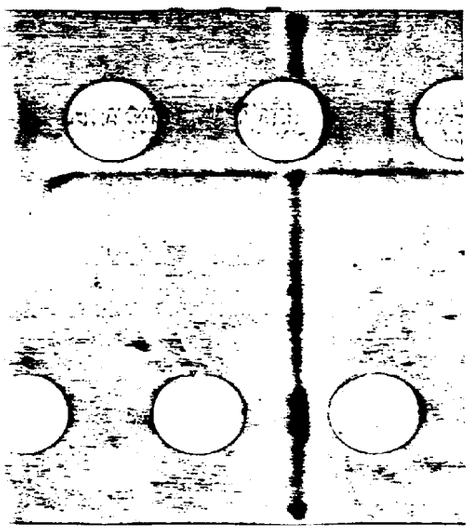
Donna Rose
NOTARY PUBLIC

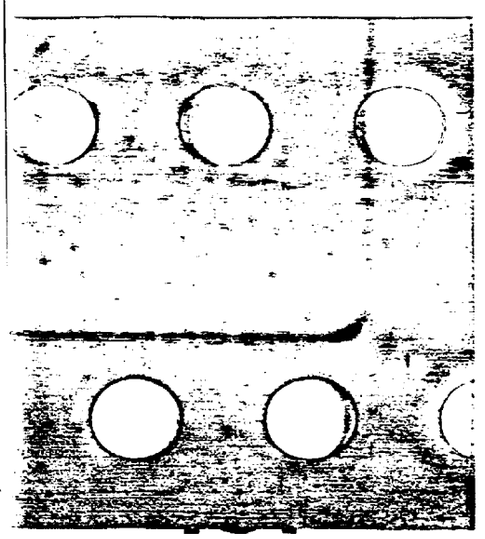
My Commission Expires: 1/8/95

94 SEP -9 AM 8:35
FELIX A. DAVIDSON, REGISTER
CIRCUIT COURT, CHEATHAM CO. TN.

IDENTIFICATION REFERENCE
89311

0101 03CHECK
49.70





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9460 PAGE 431

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	11000.00
			CON TX	40.70
			PRFEE	1.00
			WDEED	8.00
			TOTAL	49.70
			CHECK	49.70
09/09/94	01	09:33	0001	6706

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89311
IDENTIF. & REFERENCE

94 SEP -9 AM 9:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 833057